



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing 2 A 10:51

DATE: Wednesday, 14 November 2012
TIME: 4:30 P.M. VIOLATIONS HEARING
5:00 P.M. DESIGN REVIEW HEARING

BOSTON, MA

PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated below. Sign language interpreters are available upon request.

COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. VIOLATIONS HEARING
5:00 P.M. DESIGN REVIEW HEARING

I. Commercial Applications, Continued:

Application 12.884 [Various Locations]

Applicant: City of Boston (Public Works Department): Construct curb ramps (comprising slope, detectable warning panel, flares and landing elements) at sites to be determined throughout the district

5:30 P.M.

Application 11.1044 4-6 Newbury Street

Applicant: New Garage Investors Consultants LLC (development consultant): Modify penthouse design for this previously approved 6-story retail/residential now under construction

5:45 P.M.

Application 13.065 501 Boylston Street

Applicant: Pret-a-Manger (tenant): Install projecting signs, revising building's master sign plan

6:00 P.M.

Application 13.337 699 Boylston Street

Applicant: CPT One Exeter Plaza LLC (owner): Redesign storefronts, lobby entrance, remove inner row of sidewalk trees, etc.

II. Commercial Applications, New:

6:15 P.M.

Application 13.463 659-661 Boylston Street

Applicant: Sweetgreen Boston LLC (tenant): Redesign storefront, introduce outdoor-dining installation

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:30 P.M.

Application 13.462 101 Beacon Street

Applicants: Lorraine & Abraham Fish (owners): Introduce rear-yard parking court, rebuild sheds, etc.

6:45 P.M.

Application 13.459 375 Beacon Street

Applicant: Phung/Porzio (arch'ts): Modify rear basement window openings to introduce French doors

7:00 P.M.

Application 13.451 121 Marlborough Street

Applicant: 121 Marlborough Street Condominium Trust (owners): Introduce utility access door in front-stoop cheek wall

7:15 P.M.

Application 13.464 36 Commonwealth Avenue

Applicant: Joe Trainor (contractor): Re-frame parking-court superstructure to support overhead-operating garage door

7:30 P.M.

Application 13.395

345 Commonwealth Avenue

Applicant: Alexander Tannenbaum (unit owner): Construct roof deck

- V. **Administrative Review / Approval:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement; or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:*

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at william.young@cityofboston.gov. Thank you.

Application 13.450	<u>127 Beacon Street:</u> Install iron fence at rear-yard areaway
Application 13.389	<u>137 Beacon Street:</u> Replace museum signage
Application 13.390	<u>208 Beacon Street:</u> Install front-yard perimeter fence
Application 13.380	<u>256 Beacon Street:</u> Repair rear bay
Application 13.457	<u>282 Beacon Street:</u> Replace steel casement unit
Application 13.458	<u>286 Beacon Street:</u> Install front-yard perimeter fence
Application 13.391	<u>290 Beacon Street:</u> Replace mansard slates, copper gutters, repair/repaint dormers to a brownstone color
Application 13.392	<u>294 Beacon Street:</u> Replace rooftop mechanical equipment, install exhaust vent
Application 13.460	<u>295 Beacon Street:</u> Replace 5 units of window sash
Application 13.453	<u>501 Boylston Street:</u> Replace sign plaques to reflect altered corporate identity
Application 13.456	<u>11 Commonwealth Avenue:</u> Repaint stuccoed rear ell
Application 13.393	<u>16 Commonwealth Avenue:</u> Replace flat roofing, copper gutters, mechanical equipment, repair skylight
Application 13.466	<u>43 Commonwealth Avenue:</u> Replace 7 units of window sash
Application 13.452	<u>160 Commonwealth Avenue:</u> Introduce louvers within rear basement window, repair masonry
Application 13.379	<u>226 Commonwealth Avenue:</u> Rebuild chimneys, install ceramic pots
Application 13.454	<u>283 Commonwealth Avenue:</u> Replace 7 units of window sash
Application 13.394	<u>321 Commonwealth Avenue:</u> Replace 10 units of window sash
Application 13.396	<u>35 Marlborough Street:</u> Replace 6 units of window sash
Application 13.397	<u>386 Marlborough Street:</u> Repoint masonry, repaint wood trim
Application 13.455	<u>396 Marlborough Street:</u> Install front-yard perimeter fence
Application 13.378	<u>406 Marlborough Street:</u> Repoint masonry
Application 13.398	<u>416 Marlborough Street:</u> Repair brownstone
Application 13.465	<u>186 Newbury Street:</u> Redesign storefront bay to reflect adjacent conditions, install signage
Application 13.350	<u>331-333 Newbury Street:</u> Replace flat roofing material, copper flashing

PROJECTED ADJOURNMENT: 7:45 P.M.

DATE POSTED: 1 November 2012

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

Back Bay Architectural Commission

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Patti Quinn, Patrick Sarkis, Cedric Tonello, Alfred Wojciechowski, *One vacancy*;

Alternates: Jane R. Moss, Susan-lee da Silva, Sharon Steinberg, Kenneth Tutunjian, *One vacancy*

cc: Applicants/Property Owners
City Clerk
Law Department

Mayor
Office for Persons with Disabilities
Architectural Access Board

Commissioners
Boston Courant; Back Bay Sun
Abutters (design review;
from most recent tax lists)